

WARRANTY TITLE CO. 2  
40 S. RIVER RD #601  
BEDFORD NH 03110

BK 7318 PG 096

47-323  
NO TRANSFER  
TAX PAID

WARRANTY DEED  
009032

KNOW ALL MEN BY THESE PRESENTS, that I, Ryan K. Witham, a married person, of 20 Messalonskee Avenue, Waterville, County of Kennebec and State of Maine 04901, for no consideration paid, grants to Ryan K. Witham and Susan A. Witham, husband and wife, both of 20 Messalonskee Avenue, Waterville, County of Kennebec and State of Maine 04901, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec, State of Maine, being more particularly bounded and described as follows:

Beginning at a point 117 feet from the intersection of the west line of Messalonskee Avenue and south line of Brookline Avenue, measured along west line of Messalonskee Avenue; thence westerly, parallel to Brookline Avenue, 127 feet, more or less, to the west line of property now or formerly of E. Gagne; thence southerly, along Gagne's easterly line, 50 feet to an iron pipe marking the southeast corner of Gagne property; thence easterly, along the north line of property now or formerly of Alice Foster, 131 feet, more or less, to westerly line of Messalonskee Avenue; thence northerly, along westerly line of Messalonskee Avenue, 50 feet to point of beginning.

Together with the right to enter on land owned now or formerly by Alice Foster, lying next southerly of land hereby described for the purpose of constructing, maintaining and repairing sewer to connect with the sewer now running southerly across the land of said Foster, said connecting sewer to be constructed in such places on said adjoining land as will cause the least inconvenience to the owners of said adjoining land.

Said premises being further described as Lot No. 1 on Plan of Lots for the Waterville Development, Inc. of Waterville, Maine, made by F.Y. Armstrong, C.E., dated May 14, 1938, recorded in Kennebec County Registry of Deeds.

Also another certain tract or parcel of land, situate in said Waterville, County of Kennebec, State of Maine, being more particularly bounded and described as follows:

Beginning at the point which marks the southeast corner of land formerly of Clifton B. McMullen on the west side of Messalonskee Avenue, so-called; thence in a southerly direction, along the west line of said Messalonskee Avenue, a distance of 25 feet to a rod sunk in the ground; thence at right angles and in a westerly direction a distance of 30 feet to an iron pin sunk in the ground; thence in a northwesterly direction to an iron pin sunk in the ground in the southerly line of land formerly of Clifton B. McMullen; thence in an easterly direction and along the south line

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of land formerly of said Clifton B. McMullen a distance of 61 feet to the point of beginning.

This conveyance is from husband to husband and wife.

This is a non-contractual conveyance, therefore transfer tax stamps do not apply.

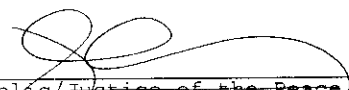
Meaning and intending to describe and convey the same premises as conveyed to Ryan K. Witham by deed dated November 18, 1998 in the Kennebec County Registry of Deeds at Book 5798, Page 312.

Dated this 11 day of March, 2003.

  
Ryan K. Witham

STATE OF MAINE  
COUNTY OF Kennebec

Before me this 11 day of March, 2003, personally appeared, Ryan K. Witham, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

  
Notary Public/Justice of the Peace  
My Commission Expires: 5.20.09



RECEIVED KENNEBEC SS.  
2003 MAR 21 PM 2:30

ATTEST:   
REGISTER OF DEEDS